

To: **Planning Commission** 

Through: Ben Boike, Community Development Director

From: Melissa Houtsma, City Planner

Date: March 21, 2023

PC Case 23-05 - Conditional Use Permit to Allow a Veterinary Establishment in the B3 - General Business District at 1970 Robert Street South (Petco)

# **REQUEST:**

SBLM Architects has submitted a conditional use permit application on behalf of Petco to allow the addition of a veterinary clinic at their current retail location at 1970 Robert Street South. Petco is looking to remodel 1,973 square feet of their existing retail space on the northwestern (area shown in red) portion of the store and convert it to a clinic.

### **ATTACHMENTS:**

Application and Public Notice **Building Plans Staff Presentation** Resolution



### SURROUNDING LAND USES AND ZONING:

	Land Use	Zoning	
<b>Subject Property</b>	Commercial	B3 – General Business District	
Properties to North	Residential (Southview Golf Course and Single Family Homes)	R1 – Single Family Residential	
<b>Properties to East</b>	Residential (Southview Golf Course)	R1 – Single Family Residential	
<b>Properties to South</b>	Commercial (South Robert Plaza)	B3 – General Business District	
<b>Properties to West</b>	Commercial (Med Express, Big O Tires)	B3 – General Business District	

### **ANALYSIS:**

# **Zoning Ordinance**

Section 153.156(I), states that within the B2 – Neighborhood Business district (conditional uses in the B2 also apply for the B3), no structure or land shall be used for one or more of the following uses except by conditional use permit,

(I) – Veterinary establishments limited to domestic animals and conducted entirely within a building.

#### **PROPOSAL:**

The current Petco store is 18,297 sq. ft. in total, primarily retail but also with 1,224 sq. ft. dedicated for grooming. They are requesting a conditional use permit to reduce the retail square footage to accommodate a 1,973 sq. ft. vet clinic. The clinic would be accessible from the west side of the building near where the current entrance is. There will be a secondary, side entrance added to accommodate sick/contagious animals to help limit exposure with other animals as much as possible.

The clinic will not include any overnight or long-term stays for the animals, similarly the clinic will not include a dog run or exercise area. Animals are only present during their appointment or before/after a procedure as necessary while they wait to be picked up.

### **Employees**

Typically the retail portion of the store has between three and four employees on shift. The vet office will have between four and seven employees working (1-3 vets, 3-4 techs), depending on the shift.

## **Hours of Operation**

The proposed hours of the vet clinic will align with the current days and hours of operation for the retail store.

Retail/Vet Clinic		Grooming	
Monday - Saturday	9:00 am – 9:00 pm	Monday - Saturday	8:00 am – 6:00 pm
Sunday	10:00 am – 7:00 pm	Sunday	9:00 am – 6:00 pm

## **Parking**

Since the site shares parking between two buildings (Petco and AT&T/Pearle Vision), parking is presented for the site as a whole. The city code does not call out parking requirements for veterinary establishments specifically, however staff believes the parking use is comparable to retail/service establishments. For buildings over 10,000 sq. ft. but under 100,000 sq. ft., the parking requirement is a minimum of 50 stalls, plus one additional stall for every 250 sq. ft. over 10,000 sq. ft. For buildings under 10,000 sq. ft. one parking stall is required for every 200 sq. ft. of total floor area.

# Parking Breakdown – Shared Parking between Petco and AT&T/Pearle Vision

Total Building (Petco) - 18,297 sq. ft.

Total Building (AT&T/Pearle Vision) - 6,076 sq. ft.

Required Parking (Petco) - 50 stalls + 1 stall/250 sq. ft. over 10,000 (8,297) sq. ft.

50 + 33 = 83 stalls

Required Parking (AT&T/Pearle Vision) - 1 stall/200 sq. ft.

30 stalls

Total Required Parking - 83 + 30 = 113 stalls

Current Parking available - 146 stalls

Since the parking requirements for commercial services and general retail are the same, the change of use from retail to a vet clinic does not affect the minimum parking numbers. As demonstrated by the numbers above, the site has more parking than the minimum required by city code. Additionally, as this property is located fronting Robert Street, per code §153.348 (E), the site qualifies for a 50 percent reduction in parking.

#### STAFF RECOMMENDATION:

Since the proposed use will be contained entirely within an existing building along with an adjacent animal related use, staff does not foresee issues with the application and is therefore included a limited number of conditions along with the recommended approval.

Staff recommends the APPROVAL of the Conditional Use Permit to allow a veterinary establishment in a B3 – General Business district at 1970 Robert Street South, subject to the following condition:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul.